

Whitakers

Estate Agents



27 Colville Avenue, Anlaby Common, HU4 7RN

£175,000

This immaculate three bed property has been refurbished over the years to now offer a fantastic family home ready to move straight into and enjoy from day one in this ever sought after location.

The first to see I am sure will fall in love; boasting a fantastic open plan fitted kitchen / diner with a host of integrated appliances, modern lounge with feature period open fire and decorative surround and LVT flooring throughout the ground floor.

The first floor boasts three modern bedrooms (bed two with wardrobe) together with the family bathroom suite.

Externally to the front of the property is a low maintenance garden, to the rear is a well maintained enclosed garden which southerly in orientation and is mainly laid to lawn with a paved patio seating area to enjoy the sun in the warmer months.

All in all this property really ticks all the boxes, early viewings are advised.

The Accommodation Comprises

Ground Floor

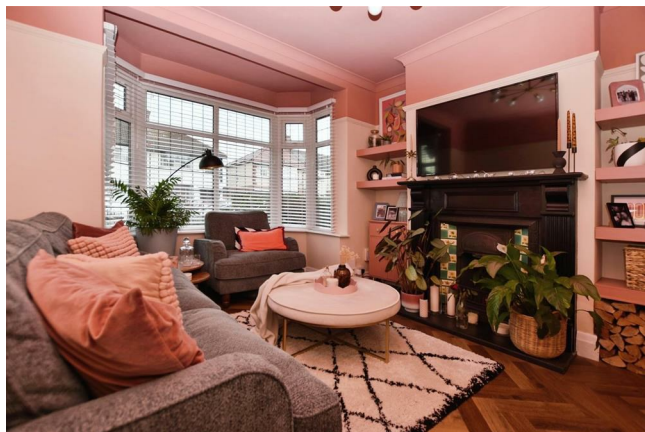
Entrance

Upvc double glazed front door leading to the hallway

Hallway

LVT flooring and central heating radiator

Lounge 11'1 x 9'6 (3.38m x 2.90m)



LVT flooring and central heating radiator. Open feature fire with decorative surround and Upvc double glazed bay window.

Kitchen / Diner 17'0 x 11'3 (5.18m x 3.43m)



With a modern fitted kitchen with a host of integrated appliance's. LVT flooring and central heating radiator. Built in storage cupboards and Upvc double glazed window and French doors open out to the southerly garden.

First Floor

Landing

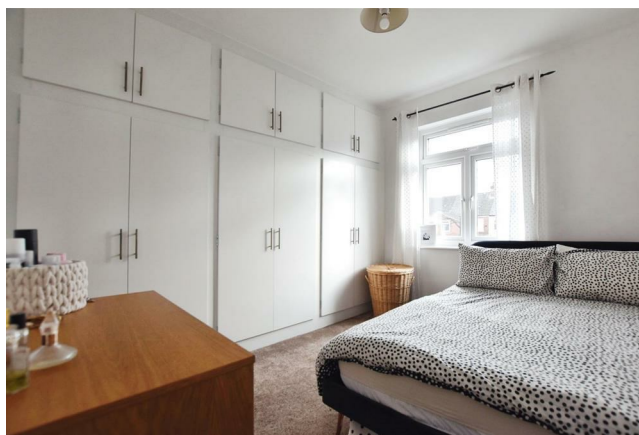
Doors leading to

Bedroom One 10'9 x 9'6 (3.28m x 2.90m)



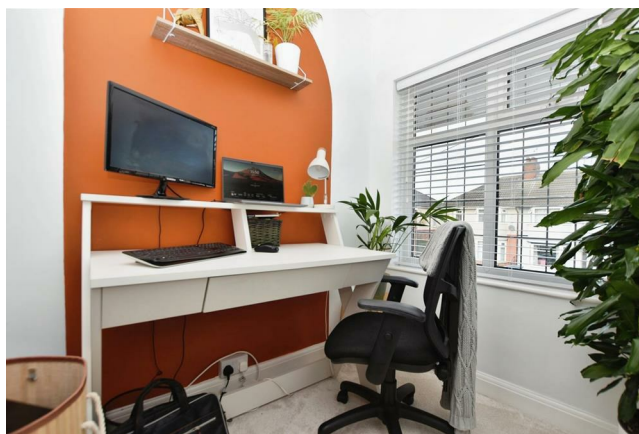
With central heating radiator and Upvc double glazed window

Bedroom Two 11'2 x 8'7 tfw (3.40m x 2.62m tfw)



With a range of fitted wardrobes, central heating radiator and Upvc double glazed window.

Bedroom Three 7'0 x 5'8 (2.13m x 1.73m)



With central heating radiator and Upvc double glazed window.

Bathroom 7'1 x 5'8 (2.16m x 1.73m)



With a panelled bath and electric shower, low flush toilet and pedestal sink. Central heating radiator and Upvc double glazed.

External



Low maintenance front garden. The rear garden is southerly in orientation, mainly laid to lawn with a paved patio seating area and raised bedding plants.

Council tax

Local Authority East Riding Of Yorkshire
Council Tax band B

EPC

EPC Rating - D

Tenure

The Tenureship is Freehold

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given

as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Verry low

Mobile Coverage / Signal -EE Vodafone Three O2

Broadband - Basic 11 Mbps Ultrafast 10000 Mbps

Coastal Erosion -N/A

Coalfield or Mining Area - N/A

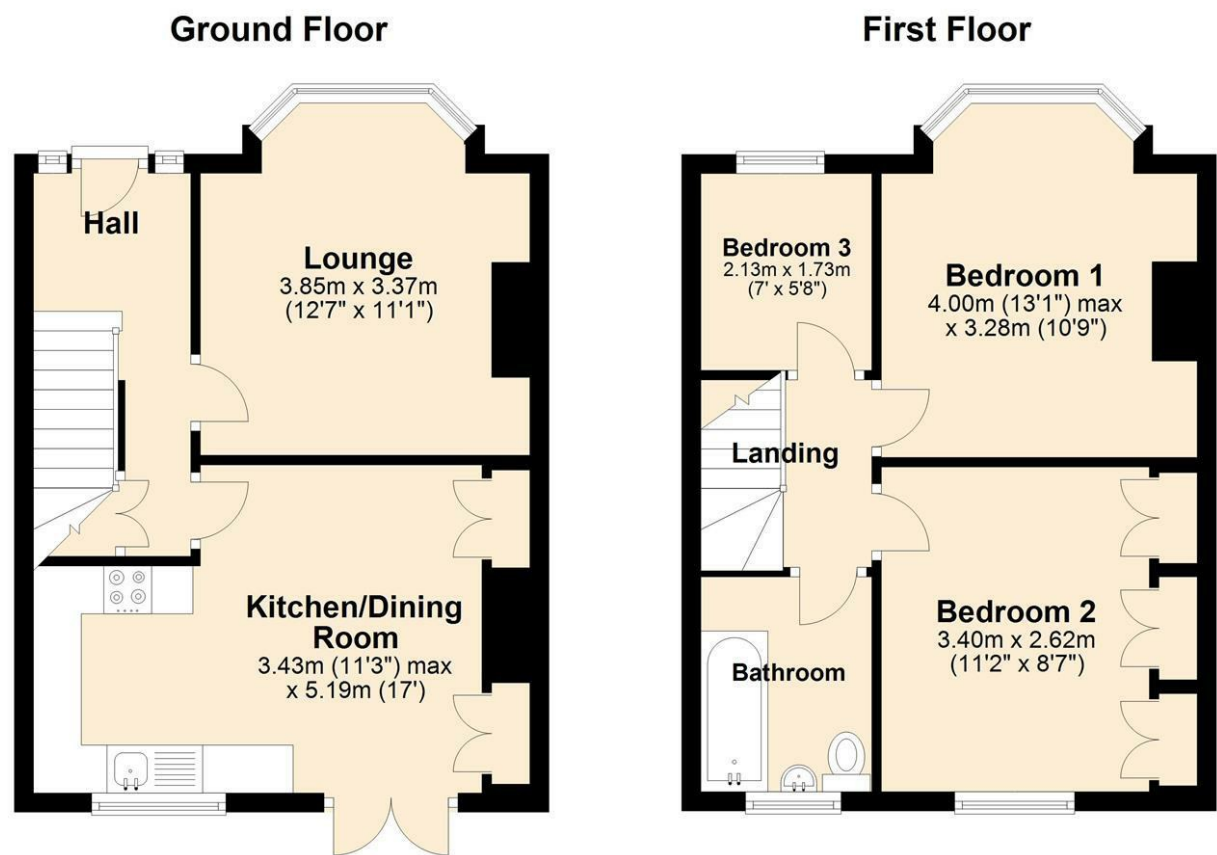
Whitakers Estate Agent Declaration

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Front External



Floor Plan

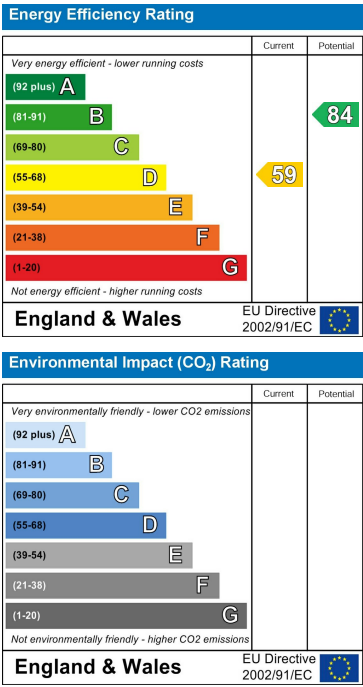


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.